

24 Highfield Avenue, St. Columb Major, TR9 6SA



LARGE GARDEN | MID CORNWALL LOCATION | Semi detached 2 bedroom house, in the heart of St Columb Major, with large level rear garden, ample driveway parking and outbuilding. Offered for sale with no onward chain.

- 2 double bedrooms
- Large level lawned rear garden
- Requiring some modernisation and refurbishment
- Ample driveway parking for up to 4 cars
- Outbuilding with electric and plumbing
- Village location on outskirts of Newquay
- Vacant possession with no onward chain
- Walking distance to village amenities
- 603sq ft
- Extension potential, subject to PP

Reduced To £210,000 Freehold

Within just a 5 minutes drive of the A30, St Columb Major has a good range of day to day amenities which are within easy walking distance as well as a number of cafes, pubs, Primary School and Docor's Surgery. The town is very centrally located with Newquay, Truro, Bodmin and St Austell all within a 15 minute drive with the multiple popular beaches just 10 minutes down the road.

Located on Highfield Avenue in St. Columb, this semi-detached house is positioned in a good size plot, with ample driveway parking to the front of the property and a long, lawned garden to the rear. Requiring some updating and with potential to extend to the side of the house (subject to the necessary Planning Permissions), this property offers a great opportunity to transform in to a lovely home.

On the ground floor, the hallway provides access to the front aspect lounge with the the kitchen/diner (with oil fired Rayburn) which overlooks the rear garden. Stairs ascend to the first floor where the 2 double bedrooms and the shower room can be found.

With power and plumbing, the outdoor store room/workshop is currently divided in 3 sections, incorporating an outside WC, which could be utilised as a utility area.

TENURE

Freehold

SERVICES

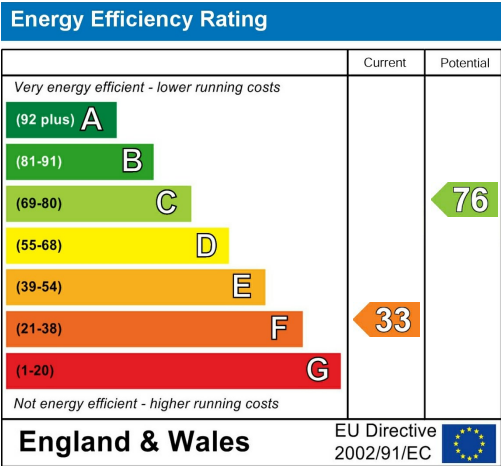
Mains electricity, water and drainage.

COUNCIL TAX

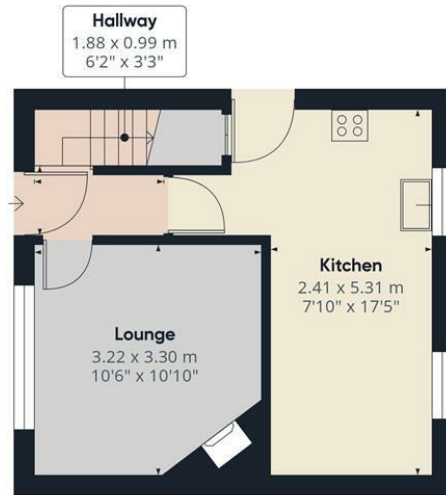
Band A

**BROADBAND AND MOBILE COVERAGE
AVAILABILITY**

Fastest available download speed: up to 46 Mbs
Mobile coverage: Likely/limited
(Source: OFCOM)







Floor 0 Building 1



Floor 1 Building 1

Approximate total area¹⁾

56.24 m²
605.36 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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